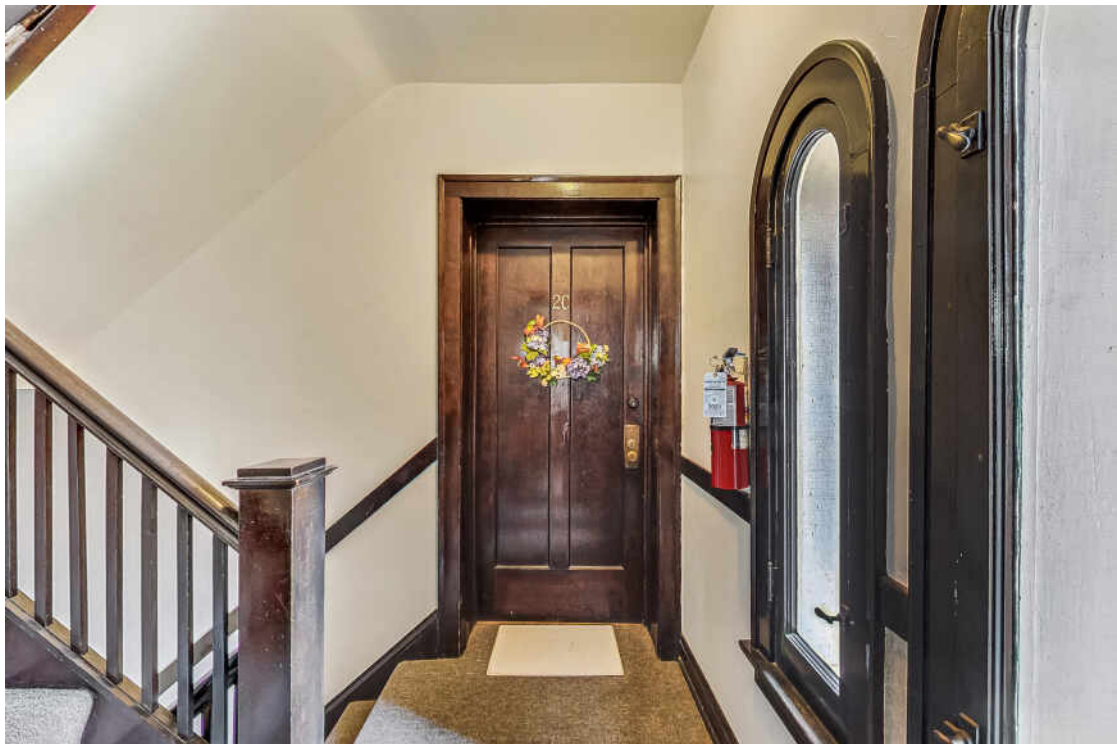


# 715 WASHINGTON BOULEVARD #2D

OAK PARK



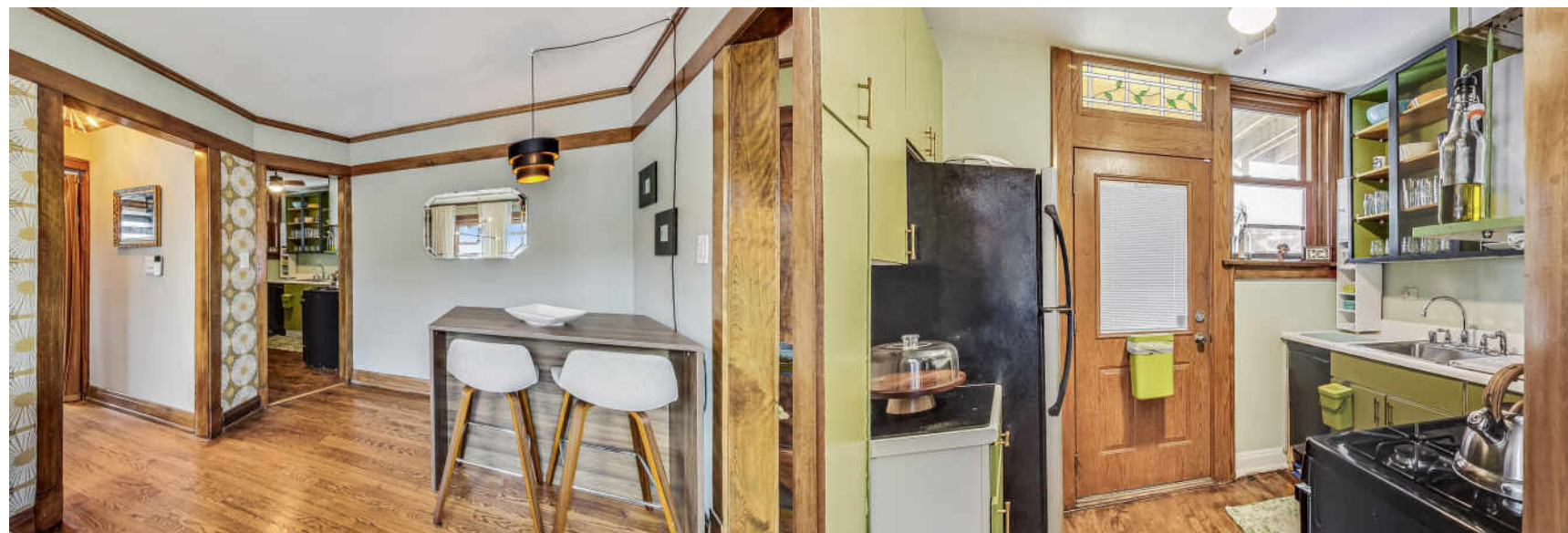
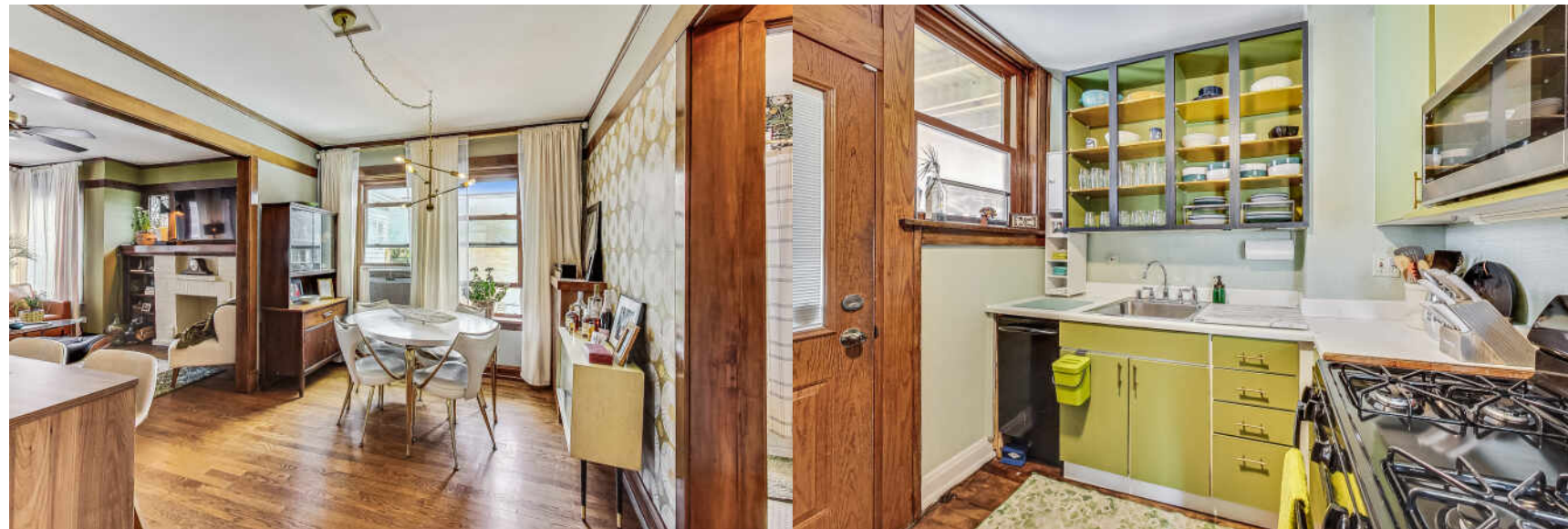




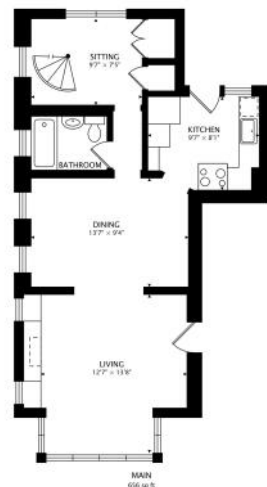
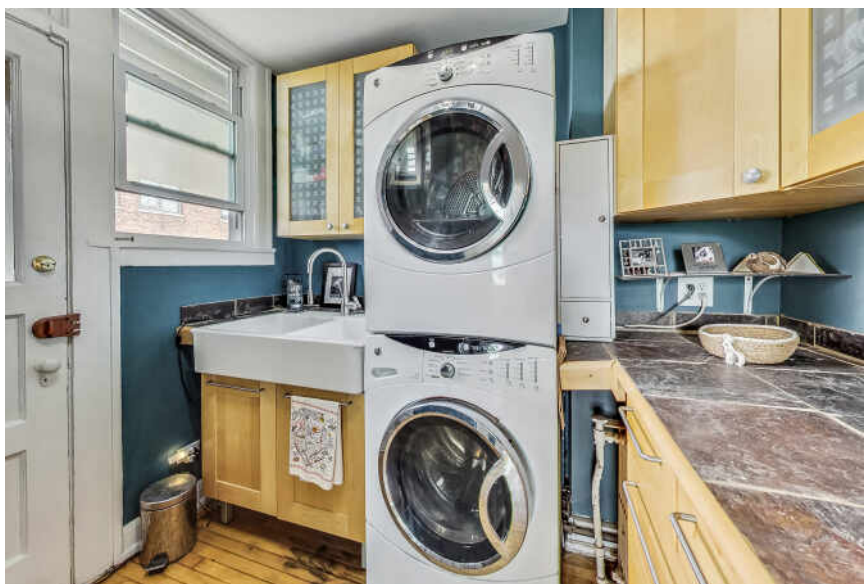
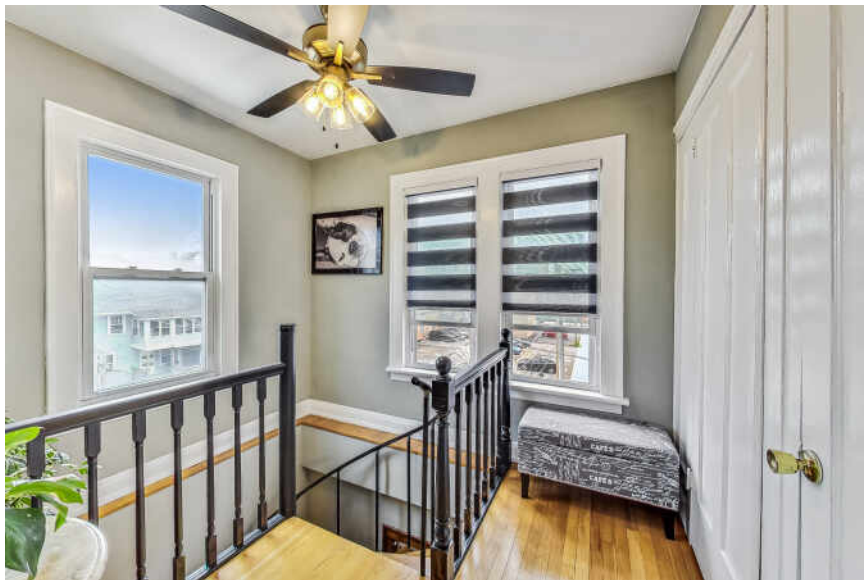
2 BEDROOM  
2 BATH  
TAXES: \$3,223  
ASSESSMENTS: \$521 / MONTH

Welcome to this wonderful vintage duplex-up residence spanning two levels, offering 1,600 SF of living space in the heart of central Oak Park, seamlessly blending classic charm with modern comfort. Upon entry, you'll be welcomed into the inviting living room boasting a simulated brick fireplace complemented by built-in cabinets, creating a cozy space for relaxation and socializing. The main level features a delightful kitchen, a spacious dining room, one of the two bathrooms, and a separate area ideal for a home office. Transitioning to the upper level, you'll discover two generously sized bedrooms, each with its unique character, along with the second bathroom. Additionally, an in-unit laundry/utility room equipped with a full-size washer and dryer, extra cabinetry, and a double utility sink adds to the convenience, thoughtfully located near the bedrooms. Throughout the home, you'll enjoy the beauty of hardwood flooring, elegant light fixtures, charming window treatments, neutral paint colors, and stunning wallpapered accents, seamlessly blending modernity with vintage charm. Outdoor living is enhanced by two decks, providing the perfect spots to savor your morning coffee or enjoy a serene evening under the stars. For added convenience, a spacious 12x10 locker in the basement offers ample storage space. This residence enjoys close proximity to the train and downtown Oak Park, offering urban convenience while enjoying the rich amenities the Village of Oak Park has to offer. Embrace the opportunity to make this vintage duplex your new home-a perfect fusion of classic elegance and contemporary living. All furnishings are separately available for sale, as well! Please come see this lovely property and explore the potential of making this your new home!













## OAK PARK IS THE COOL KID ON THE BLOCK AS FAR AS COMMUNITIES GO.

Located just 10 miles west of downtown Chicago, the community has a distinctly urban, creative vibe and has long been home to artists who have risen to the top of their fields.

Renowned architect Frank Lloyd Wright spent the first 20 years of his career in Oak Park, building more homes in the area than anywhere else in the world. Novelist Ernest Hemingway attended Oak Park and River Forest High School, where he excelled in English classes and wrote for the school paper.

Oak Park is noted for its unique mix of home styles including Victorian, Queen Anne, Craftsman, and Prairie School. The community is comprised of three historic districts, including the Frank Lloyd Wright Historic District.

In addition to an active arts community, locals enjoy ample recreational opportunities including public parks, outdoor pools, an ice-skating rink, and the Oak Park Conservatory. Meanwhile, downtown Oak Park offers a number of boutiques, national retailers, noted restaurants, and galleries.

Transportation is easily accessible with the Eisenhower Expressway and public transportation options like the CTA Green and Blue Lines and the Oak Park Metra station. The village's Augusta Boulevard is part of the Grand Illinois Trail.





## NOTES

[illegible]



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## THE BARAN GROUP



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